

**MINUTES
PLANNING BOARD
TUESDAY, OCTOBER 23, 2018
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL**

PRESENT: Chairman David Wieser; Vice-Chairman Kerry Lamson; Members Mike Foster, Natasha Edwards, and Mike Rowan; Alternate Members Larry Whitley and Scott Query; Acting Town Attorney Craig Buie; Planning and Development Director Kathi Ingrish; Senior Planner Jay Camp; Senior Administrative Specialist/Deputy Town Clerk Shana Robertson.

ABSENT: Members Jana Reeve and Michael Ham; Youth Voice Matheus Sadovsky

CALL TO ORDER

Chairman David Wieser called the meeting to order at 7:00 pm.

Mike Foster motioned to appoint Alternate Members Larry Whitley and Scott Query as voting members for the October 23, 2018 Planning Board meeting. Mike Rowan seconded the motion and it was unanimously approved.

APPROVAL OF THE MINUTES

Mr. Whitley motioned to approve the minutes from the September 25, 2018 Planning Board meeting. Kerry Lamson asked that a correction be made to page five where the word "approved" should read "approval" in the fourth paragraph. Mr. Foster seconded the motion with requested corrections and the motion to approve was unanimous.

ZONING APPLICATION 2018-689 – 2401 Rice Road, Kinger Homes, LLC, R-15 TO R-VS

Senior Planner Jay Camp said that no updates had been submitted since the Public Hearing. Mr. Camp said that the applicant had some updates to present to the Planning Board related to traffic calming, architecture, and other unresolved issues.

John Carmichael with Robinson Bradshaw, 101 N Tryon Street, Suite 1900, Charlotte, NC 28246 said that he was representing the applicant, Kinger Homes, LLC and reviewed with the members of Planning Board revisions (Exhibit 1 attached and made part of this record) that included:

- The commitment to HAWK Certification
- Reduction from 32 lots to 31 lots that would bring the density to 2.28 dwelling units per acre
- Increased Tree Save from 10% to 15.8% that was almost double the 8% that was required
- Redesigned home elevations
- Side load garages possible on lots 1, 10, 13, and 24
- Traffic calming with a three-way stop sign
- Double silt fencing for erosion control.

Mr. Carmichael added that the applicant was not requesting any flexible design standards and there would be a note added to the site plan for the sidewalk easement.

Mr. Carmichael reviewed the new site plan and pointed out the added tree save area behind lots 27 through 31 and next to lot 26. The side yard was increased on lot 26 and lot 14. Mr. Carmichael said that at the second intersection the applicant was proposing three-way stop signs for traffic calming.

Shad Rafferty, Custom Homes Carolina, 720 Brookside Avenue reviewed the updated elevations and said they were trying to accomplish something unique. Mr. Rafferty said that the lower half of all the elevations would be a painted brick and the upper, side, and rear elevations would be hardy plank siding. Mr. Rafferty said that other additions included the matching of the window sills would give the homes a clean, and crisp look. He added that all the elevation updates would give the homes a unique look similar to custom built homes. Mr. Rafferty said that the colors used on the homes would be in the grey, white, and off-white color palette.

Mr. Whitley suggested that the applicant show all side and rear elevations when coming back before Town Council.

Mr. Whitley asked if the brick was real and Mr. Rafferty said that it was real brick. Mr. Whitley asked what the depth of the porches were and Mr. Rafferty said that the porches would be a minimum of six to eight feet depending on the plan design.

Mr. Whitley asked about the retention pond. Andrew Polonus of Bloc Design, 2923 South Tryon, reviewed where the stream crossed the site and explained that the county required a storm water management system on both sides of the stream. Mr. Whitley clarified that the larger storm water management system would be the sand filter and Mr. Polonus said that was correct.

Mr. Lamson asked about the double silt fencing and clarified that would be during construction and Mr. Polonus said that was correct. Mr. Carmichael added that the silt fencing would be doubled in all areas that required silt fencing.

Natasha Edwards asked if the maintenance of the brick surface changed when it was painted. Mr. Rafferty said that the maintenance of painted brick was not dramatically different than unpainted brick and that the hardy plank and brick were both durable materials.

Mr. Lamson asked if the site was in a flood plain and Mr. Polonus said that it was not. Mr. Lamson asked what the typical lot dimensions were and Mr. Rafferty said that the minimum lot width was 52 feet with the average being 54 feet, depth was 125 to 150 feet with the average lot size was 8,600 square feet.

Mr. Lamson asked for clarification on the commitment that there would be no more than three consecutive homes on any street having the same front elevation and added that he was concerned with only one ranch style home being available. Mr. Carmichael said that if there was a great demand the applicant would come back to the Board of Commissioners to request additional elevation approvals. Paul Sagadin, 1125 E. Moorhead said that wording was pertaining to each elevation and each elevation had two to three styles of that elevation. Mr. Foster clarified that the ranch style was the type of home and that type of house, with matching elevations would not be built side by side. Mr. Carmichael said that was correct and the wording needed to be cleaner.

Mr. Rowan asked why the R-VS district was being requested and not the R-9 district. Mr. Sagadin said that R-9 had a 60 foot lot width requirement and because of the large amount of unbuildable area due to the stream buffer, R-VS was being requested to achieve a similar density of neighboring communities.

Mr. Foster moved that the requested zoning action, as most currently amended, be recommended for approval, and has been found to be consistent with the Matthews Land Use Plan as it provided a variety of housing styles, densities and locations, continue to support the development and improvement of roadways to ensure an efficient, connected roadway network, and preserved open space, natural beauty and environmentally sensitive areas. Mr. Whitley seconded the motion and it passed unanimously.

HOUSING STUDY UPDATE

Mr. Lamson said that the third meeting was held on October 16, 2018 and he was working with town staff to get the approved minutes posted on the website. Mr. Lamson said that the subcommittee was going through a data collection phase. The next steps were to go through all the information gathered and analyze that data. Mr. Lamson added that they were analyzing owner occupied homes, rentals homes and income thresholds for the residents of Matthews. There are 11,000 households in Matthews, 8,300 of those households are single family home owners and around 2,800 are renting properties. Mr. Lamson spoke about the housing challenge of the median income level for the citizens of the Town. The next meeting for the subcommittee will be held on November 13, 2018 and Mr. Lamson said that the goal was to present the subcommittee's findings after that time.

ADJOURNMENT

Mr. Query motioned to adjourn and Mr. Whitley seconded. The motion passed unanimously and the meeting adjourned at 7:37 pm.

Respectfully submitted,



Shana Robertson
Senior Administrative Specialist/Deputy Town Clerk

APPROVED
11/27/2018